

006.0

0003

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,047,600 / 1,047,600
USE VALUE: 1,047,600 / 1,047,600
ASSESSED: 1,047,600 / 1,047,600
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23-25		CHANDLER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: NAJARIAN H CROSBY/TRUSTEE

Owner 2: H CROSBY NAJARIAN REVOCABLE TR

Owner 3:

Street 1: 7 CRANBERRY LANE UNIT 4

Street 2:

Twn/City: BURLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 01803 Type:

PREVIOUS OWNER

Owner 1: NAJARIAN H CROSBY -

Owner 2: -

Street 1: 7 CRANBERRY LANE UNIT 4

Twn/City: BURLINGTON

St/Prov: MA Cntry:

Postal: 01803

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3281 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5110		Sq. Ft.	Site		0	80.	1.12	1									458,641						458,600	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size			Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							5110.000			583,900		5,100		458,600		1,047,600						5425	
																						GIS Ref	
																						GIS Ref	
																						Insp Date	
																						10/14/17	

USER DEFINED

Prior Id # 1:	5425
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/29/21	18:42:17
LAST REV Date	Time
01/18/18	14:18:42
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	583,900	5100	5,110.	458,600	1,047,600		Year end	12/23/2021
2021	104	FV	556,600	5100	5,110.	458,600	1,020,300		Year End Roll	12/10/2020
2020	104	FV	556,600	5100	5,110.	458,600	1,020,300	1,020,300	Year End Roll	12/18/2019
2019	104	FV	412,700	5100	5,110.	487,300	905,100	905,100	Year End Roll	1/3/2019
2018	104	FV	412,700	5100	5,110.	355,400	773,200	773,200	Year End Roll	12/20/2017
2017	104	FV	386,100	5100	5,110.	309,600	700,800	700,800	Year End Roll	1/3/2017
2016	104	FV	386,100	5100	5,110.	263,700	654,900	654,900	Year End	1/4/2016
2015	104	FV	342,400	5100	5,110.	258,000	605,500	605,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAJARIAN H CROS	63393-596		3/21/2014	Convenience		1	No	No	
NAJARIAN H CROS	51237-477		5/30/2008	Family	335,000	No	No		
NAJARIAN H CROS	37719-231		1/18/2003	Family		99	No	No	
	16308-249		7/1/1985		190,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/13/2016	953	Siding	22,000		7/13/2016			Install vinyl sidi	10/14/2017	MEAS&NOTICE	HS	Hanne S
									4/29/2009	Measured	197	PATRIOT
									9/22/1999	Mailer Sent		
									9/22/1999	Measured	263	PATRIOT
									10/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA

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